Haringey LONDON

Mr Bilal Ahmad
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13 October 2026

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION

Case Reference	**HGY/2026/0728**
Location	**1 Mayfair Gardens, Tottenham, London, N17 7LP**
Proposal	**As-built single-storey outbuilding forming a self contained dwellinghouse and proposed new windows.**
Received	**13 March 2026**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
Location Plan		20 March 2026
1_MG_PA_01, 1_MG_PA_02, 1_MG_PA_03, 1_MG_PA_04, 1_MG_PA_05, 1_MG_PA_06	Existing and proposed drawings	21 May 2026
GLA Carbon Emissions reporting spreadsheet		11 September 2026
SAP ASSESSMENT SUMMARY by Haritha Consultants Limited		11 September 2026
TM59 Overheating report by Haritha Consultants Limited		11 September 2026
Energy Statement SPA 10.2 by Haritha Consultants Limited		11 September 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (4)

1 The siting and access to the proposed development on the private accessway would not be acceptable for pedestrian safety and accessibility, nor the security for future occupants, contrary to Policy D3 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1, DM2 and DM7 of the Haringey Development Management DPD (2017).

2 The proposed design of the dwelling and close proximity to the main dwelling, with windows directly facing the main dwelling and the rear accessway, would not provide an acceptable quality of accommodation for existing/future occupiers of the outbuilding or the occupants of the existing dwelling no. 1 Mayfair Gardens, in terms of outlook and privacy, contrary to Policy D6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1 and DM7 of the Haringey Development Management DPD (2017).

3 The proposed development, by virtue of the annexation of the rear garden and plot division to form a separate backland residential unit, would represent an uncharacteristic form of development that would be out of keeping with the wider locality, contrary to policy SP11 of the Haringey Local Plan 2017, policies DM1, DM7 of and DM12 of the Haringey Development Management DPD 2017 and policy DM3 of the London Plan 2021.

4 In the absence of sufficiently accurate information, officers cannot make an informed assessment on the energy performance of the residential unit, to determine if it would adequately reduce energy use and carbon emissions, contrary to policy SP4 of the Haringey Local Plan 2017 and policy DM21 of the Haringey Development Management DPD 2017.

Notes:
You can find advice in regard to your rights of appeal at: https://www.gov.uk/appeal-planning-decision.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

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This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol

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